



Department of Code Enforcement
Indianapolis
Gregory A. Ballard, Mayor

NOTICE OF REVIEW 1st Review

August 23, 2011

TO: Stephen Hoffman, P.E.

RE: ROC Regional Operations Center, 201 N Shadeland Ave, **STR11-02900**

A review of your submittal regarding the above referenced structural permit application has been completed by the Department of Code Enforcement. Plans and specifications must reflect compliance with all applicable building laws in accordance with Building Standards and Procedures Section 536-205(f)(2).

Based upon our review we have concluded that the items below do not meet minimum requirements or are in need of further supporting documentation.

1. The application to the State of Indiana for CDR # 352860, states that it is for an addition of 2,244 square feet and remodeling of 74,272 square feet. The application made to the City of Indianapolis states that no additions are proposed and the area of remodel is for 58,000 square feet. The plans submitted to the City of Indianapolis include plans for 2 generator buildings but it is not clear if these are part of the permit application.

InGAR Section 12-6-7 and Marion County Code Section 536-205 (g)

The plans submitted to the City and those submitted to the State are supposed to be identical. Please provide an explanation for the discrepancies in the overall areas and clarify which areas of the project, included in the plans, are those for which this permit is being sought. ✓

2. The proposed occupancy category of the building per Table 1604.5, based on the proposed use of the building as a regional emergency operations center- is a Category IV. The prior use of the building as a mall would have put it in Category III. Per Section 1613.3.3, as amended by Indiana, the structure shall conform to the seismic requirements for the higher occupancy.

InBC Section 1613.3.3

Please provide information, details and analysis showing that the existing structure and proposed modifications including new CMU walls will comply with the seismic requirements for Type IV occupancy per Table 1604.5

Department of Code Enforcement
1200 Madison Ave., Ste. 100 | Indianapolis, IN 46225 | Phone: (317) 327-8700 | www.indy.gov/dce
Fax Numbers: Building - 327-8475 | Business Licensing - 327-0817 | Contractor Licensing - 327-8401
Crafts - 327-5397 | Infrastructure/Right of Way - 327-3125 | Permits - 327-5174 | Zoning - 327-8696

7/29/2010

1 of 26

3. The shower stalls in Shower rooms 108 and 109 do not have the required 12 inches of clearance past the seat as required by ANSI 117.1- 2003 Section 608.2.1. The detail on sheet A1.2 is correct but this is not how the showers are shown on A4.

InBC Section 608.2.1 ANSI 117.1-2003

Please provide a revised plan showing that the showers will be installed per the noted requirement.

4. No details on lockers or required benches were provided for the men's and women's locker rooms. The locker rooms are required to have benches per Section 803.4 ANSI 117.1-2003.

InBC Section 803.4 ANSI 117.1-2003

Please provide plans and details showing the required benches and their compliance with the applicable code sections in ANSI 117.1-2003. Details are requested for the lockers in order to verify that the narrow width of the women's locker room combined with the installation of lockers will not create compliance issues for turning radius (also addressed in Section 803).

5. No occupant load information and no life safety plan were provided.

InBC Section 1004.1 and InGAR 12-6-7

Please provide an expected overall occupant load and provide occupant loads for the following rooms/areas: Break room on lower level; Room 209, Room 237 and Room 238.

6. Storage room 235 exceeds 100 square feet and in a sprinklered building incidental storage uses over 100 square feet are require to be separated from the rest of the occupancy by construction that is capable of resisting smoke. One of the walls is of a type that does not extend to the roof deck above to provide the required seal.

InBC Section 508.2.2.1

Please provide revised plan showing that all the walls for Storage Room 235 will comply with the requirements of 508.2.2.1.

7. The plans indicate that a new CMU wall, of unspecified height, is being built in an area above the basement. No structural information was provided to show that the existing floor can support this and no information on how the wall will be restrained per the code was provided.

InBC 1604.2, 1604.8.2, 1606.2, and 2106.1

Please provide information that demonstrates compliance with these sections.

2 of 26

8. No floor to floor heights were provided.

InGAR Section 12-6-7

Please provide floor to floor and floor to deck heights for existing structure.

9. Some required cleanout locations were not shown on plans.

InPC Section 707.4

Please revise plans to show cleanout locations and spacing per this section.

10. No information on size and type of water heater was provided. A washer and dryer appear to be proposed but information in that area is unclear because of the poor quality of the drawings.

InGAR Section 12-6-7

Please provide enlarged plan views for the plumbing areas and mechanical areas where exhaust and other details are illegible. Provide information on water heater including size and fuel type. If a dryer is being installed, provide clear details on its exhaust system including duct material gage and developed length of duct.

11. Sprinkler plans and fire alarm plans were not submitted.

InGAR Section 12-6-7

Please provide sprinkler and fire alarm plans.

This review was conducted by Jacobi, Toombs & Lanz, Inc. on behalf of the City of Indianapolis. If there are any questions please contact Dave Zellner, C.B.O., at (317) 829-3474, Ext.103; or d.zellner@jtleng.com.

Jacobi, Toombs, & Lanz, Inc.
Consulting Engineers
1060 N Capitol Ave., Suite E 360
Indianapolis, IN 46204
Phone: (317) 829-3474
Email: d.zellner@jtleng.com

Michael Bennett
Building Code Analyst
1200 Madison Ave, Suite 100
Indianapolis, IN 46225
Phone: (317) 327-4104
Email: michael.bennett@indy.gov

Your project will remain on hold pending submission of your written response and 2 sets of revised plans. After we have completed the review of your response you will receive written notice of our determination as well as further instruction.

3x26

For your convenience, below is the current total of accumulated hours directed towards the review of your project:

1st Review 4.5 hours

If- after reviewing comments provided- you disagree or need further clarification, you may contact me to discuss or request a meeting (317) 327-4104 or michael.bennett@indy.gov.

Additional options for resolving outstanding issues may include one or more of the following:

- Apply for a variance through the Indiana Fire Prevention and Building Safety Commission per 675 IAC 12-5 Department of Homeland Security, 200 W. Washington, Room W246, Indianapolis IN 46204, 317.232.3835, www.in.gov/dhs/
- Request a review through the Indiana Fire Prevention and Building Safety Commission per IC 22-13-2-7 Department of Homeland Security, 200 W. Washington, Room W246, Indianapolis IN 46204, 317.232.3835, www.in.gov/dhs/
- Request an interpretation of building law through the Indiana Department of Homeland Security per IC 22-13-5 Department of Homeland Security, 200 W. Washington, Room W246, Indianapolis IN 46204, 317.232.3835, www.in.gov/dhs/

Additional holds that must be satisfied prior to the issuance of this permit include:

- Payment of plan review and permit fees

Questions regarding additional holds may be directed to (317) 327-8700 or permitquestions@indy.gov.

Sincerely,

Michael Bennett
Building Code Analyst
Department of Code Enforcement
City of Indianapolis – Marion County

